GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

FINANCE DEPARTMENT – Loans and Advances – House Building Advance – Advance of Rs.20,00,000/- (Rupees Twenty Lakhs Only) to Sri K.Lakshmi Naik, Deputy Financial Advisor, Finance Department towards House Building Advance (Construction) – Sanctioned – Orders – Issued.

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FINANCE (OP.I) DEPARTMENT

G.O.Ms.No.117 **Dated:27-10-2023**

Read the following:-

1. G.O.Ms.No.130, Finance (HR.VI-A&L) Department, dated.01.07.2016.
2. G.O.Rt.No.2125, Finance (HR.5-TFR, A&L& EWF) Dept., dt.20.04.2023.
3. G.O.Rt.No.2710, Finance (HR.5-TFR, A&L& EWF) Dept., dt.14.07.2023
4. Application of Sri K.Lakshmi Naik, Dy. Financial Advisor, Finance Dept., dated.05.09.2023.

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ORDER:

Under Art.233-A of the A.P.F.C. Volume-I and in relaxation of the rules governing grant of loans to Government Servants for House Building Purposes, Government hereby sanctioned an amount of **Rs.20,00,000/-** (Rupees Twenty Lakhs Only) to Sri K.Lakshmi Naik, Deputy Financial Advisor, Finance Department for construction of house building at the plot registered in his name, comprising the area of 266.66 Square Yards (2400 Square Feet), situated at part of Survey Numbers 400, Plot Nos.72, 177, Puricherla (V), Orvakal (M), Kurnool District.

2. The Advance sanctioned in Para one above shall be disbursed to Sri K.Lakshmi Naik, Deputy Financial Advisor, Finance Department in three installments subject to the following conditions.

i) The first instalment of Rs.6,66,668/- (Rupees Six Lakhs Sixty Six Thousand Six Hundred and Sixty Eight only) be payable to the applicant on Mortgaging the site in favour of the Govt. in Form **'X'** along with house to be build thereon.

ii) The second instalment of Rs.6,66,666/- (Rupees Six Lakhs Sixty Six Thousand Six Hundred and Sixty Six only) shall be paid after construction of building reaches the lintel level;

iii) The remaining third and final instalment of Rs.6,66,666/- (Rupees Six Lakhs Sixty Six Thousand Six Hundred and Sixty Six only) shall be paid after construction of building reaches the roof level and provided the Head of the Department is satisfied that the development of the area in which the house is newly build is complete in respect of amenities, such as water supply, drainage and sewerage.

3. The grant of advance to the above Officer for construction of the house is also subject to the following conditions.

i) That the construction of the house shall be carried out exactly in accordance with the approved plan and specifications on the basis of which the amount of advance has been completed and sanctioned. The plan and specifications must not be departed from without prior concurrence of the Government and that the grantee shall certify when applying for advance admissible at the roof level that the construction is being carried out strictly in accordance with the plan and estimates furnished by him to the Government that the construction has actually reached roof level and that the amount already drawn has actually been used in the construction of the house.

ii) The construction of the house shall be completed within 18 months of the date on which the first instalment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount advanced to him together with interest due thereon in one lumpsum. The date of completion of the house must be reported to the Government immediately without delay.

iii) Immediately on completion of the construction of the house the grantee shall insure the house at his own cost for a sum not less than the advance with interest due thereon and shall meet the house so insured against damage by fire, flood of lightning till the advance with interest due thereon is fully repaid to the Government and deposit the policy with the Government.

iv) The house must be maintained and repaired at his own cost and he shall pay all municipal and local taxes regularly until the advance with interest due thereon is repaid in full. He shall keep the house free from all encumbrances.

v) The grantee has furnished his consent statement for the recovery of the entire advance of Rs.20,00,000/- and interest thereon before his date of retirement.

4. The advance shall be recovered in (80) monthly installments i.e. @ Rs.25,000/- per month. After the principal amount is completely recovered, interest at the rate of 5.50% per annum (simple interest) will be charged and will be recovered in 10 monthly installments.

5. The recovery shall commence from the 18th month of the date of drawal of the first installment or from the month following the completion of the house, whichever is earlier.

6. Any amount drawn in excess of the expenditure incurred shall be refunded forthwith, with interest, if any, due thereon.

7. The insurance policy should be forwarded together with a letter addressed to the Insurance Company, that the Government are interested in the policy secured.

8. It will be open to the grantee to repay the amount in shorter periods if he so desires. The balance of the advance with the interest remaining unpaid on the date of retirement should be recovered from the whole or any specified part of the Retirement Gratuity that may be sanctioned to the Officer.

9. In case the grantee does not repay the balance of the advance due, to Government, on or before that the date of retirement, it shall be open to Government to enforce the security of the mortgage at any time thereafter, and recover the balance of advance due together with interest and the cost of recovery by sale of the house/flat or in such other manner as may be permissible under the law.

10. The recovery of the advance shall be affected through the monthly pay/ leave salary bills of the grantee. If the grantee ceased to be in service for any reason other than the normal retirement on superannuation before the repayment of the advance in full, the entire outstanding amount of the advance shall become payable to the Government forthwith. Government may however, in deserving cases, permit the grantee or his successors in interest to repay the advance in suitable installments. Failure on the part of the Grantee or his successors in interest to repay the advance for any reason whatsoever, will entitle the Government to enforce the mortgage or to take such other action as may be permissible under the law. The property mortgaged to the Government shall be re-conveyed to the grantee or his successors in interest, as the case may be, after the advance together with interest due thereon, has been repaid to the Government in full.

(Contd... 3)

11. It is certified that the advance for the house construction is sanctioned for the first time and that the Officer has not taken any house building advance or ready built house advance previously.

12. Surety bond need not be obtained from the Officer as he is a permanent Government Servant. Necessary entries have been made in the Service Register of the Officer.

13. The expenditure shall be met from out of the funds allotted to this department vide reference second and third read above, and shall be debited to "MH 7610 – Loans to Government Servants – MH.201 – House Building Advance, SH.(05) Loans to other Officers".

14. Finance (Claims) Department is requested to draw and disburse the advance of Rs.6,66,668/- (Rupees Six Lakhs Sixty Six Thousand Six Hundred and Sixty Eight only) sanctioned in para 2(i) above, to Sri K.Lakshmi Naik, Deputy Financial Advisor, Finance Department through ECS and they shall recover the advance as detailed in para (4) above.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

SHAMSHER SINGH RAWAT
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
Sri K.Lakshmi Naik, Deputy Financial Advisor, Finance Department.

Copy to:
The Finance (Claims) Department.
The Deputy Pay and Accounts Officer, Secretariat Branch, Velagapudi, Amaravathi.
The Pay and Accounts Officer, Nidhi Bhavan, Mangalagiri, Guntur District.
The Principal Accountant General (A&E), Andhra Pradesh, Vijayawada.
SF/SC's.

//FORWARDED::BY ORDER//

SECTION OFFICER

SLIP TO ACCOMPANY BILL FOR DRAWAL OF HOUSE BUILDING ADVANCE TO SRI K.LAKSHMI NAIK, DEPUTY FINANCIAL ADVISOR, FINANCE DEPARTMENT.

7610 Loans to Government Servants.
M.H. 201 House Building Advances.
S.H. (05) Loans to other officers.
001 Loans to other officers.

Bill No.	Particulars	Rs. Amount
	Budget allotted for sanction of House Building Advance towards 1st & 2nd Qtrs. of F/y 2023-24	: **Rs. 80,00,000/-**
	Amount sanctioned so far	: **Rs. 42,60,000/-**
	Total amount sanctioned including the amount of this bill.	: **Rs. 49,26,668/-**
	Total available balance	: **Rs. 30,73,332/-**

*Note: This relates to advance of Rs.**Rs.6,66,668/-** (Rupees Six Lakhs Sixty Six Thousand Six Hundred and Sixty Eight only) sanctioned vide G.O.Ms.No.117, Finance (OP.I) Department, dated:27-10-2023 to Sri K.Lakshmi Naik, Deputy Financial Advisor, Finance Department, towards House Building Advance (Construction), First Installment.*

SECTION OFFICER